

Before the Board of Zoning Adjustment, D. C.

Application #11371, of Quadrangle Development Corporation, for permission for (1) a variance from the provisions of Section 7515 to permit an arcade located in part at sidewalk level and in part approximately four and a half feet below sidewalk level due to change in grade, (2) for a special exception for approval of a roof structure for proposed apartment house with retail stores and (3) for permission to delete the appeal for a variance from the rear yard requirements of the C-2-B District at 2130 P Street, N. W., Lots 14, 59, 60, 62-64, including Lot 87, Square 68.

Hearing Date: June 20, 1973

Executive Session: July 24, 1973

FINDINGS OF FACT:

1. The property is located in a C-2-B District.
2. The property is presently improved by row dwellings which will be razed to permit the erection of a ten story apartment building.
3. An uneven mid-point grade level of the property creates a topographic hardship. Approximately one-half of the length of the arcade will be at sidewalk level and the remaining one-half of the length of the arcade will be located below sidewalk level.
4. The open arcade will occupy the entire P Street side of the building.
5. The open air arcade will be appropriately lighted.
6. The floor area ratio credit for the open arcade does not exceed .25 nor more than 25% of the gross floor area for the floor on which the arcade area is located.
7. The use of the open arcade will be restricted to pedestrian traffic only and convenient stair access is provided to the sidewalk level for that portion of the arcade below sidewalk level.
8. The arcade does not extend to a greater depth than 25 feet measured from the building line, namely seven feet.
9. The allowable area of roof structure may be 11,406 square feet and this roof structure is within the legal limitations.
10. The composition of the roof structure will be mechanical equipment, elevator and stairs.
11. The material and color of both the street facade and this roof structure will be dark face brick with cast stone trim.

12. The building will contain 250 apartment units with the first floor utilized solely for commercial purposes.

13. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

Based on the above findings of fact we are of the opinion that applicant has satisfied Sections 7515, exceptions to density regulations for open arcades, and 3308 and associated sections relating to review of size, location and design of roof structures. The Board approved the applicants' amendment and to delete the request for a rear yard variance.

We conclude that the property owner suffers a hardship due to the topographic condition within the meaning of Section 8207.11 of the Zoning Regulations that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan.

And that the roof structure of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and color.

ORDERED:

That the above application be GRANTED.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

Attested By: \_\_\_\_\_

JAMES E. MILLER  
Secretary of the Board

FINAL DATE OF ORDER: **AUG 15 1973**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND /OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.